

## WARRANTY DEED

Joint Tenancy

**Know all Men by these Presents,****That**Terry A. Smith  
of Waterville, County of Kennebec, State of Maine**006558**

in consideration of ONE DOLLAR and other valuable considerations

paid by Tedd C. Fisher  
of Clinton, County of Kennebec, State of MaineTRANSFER  
TAX  
PAID

whose mailing address is 25 Railroad Street, Box 13, Clinton, Maine 04927

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

Tedd C. Fisher

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land with buildings thereon, situate on the easterly side of Central Avenue in Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit:

Beginning at an iron pin set in the ground in the easterly line of Central Avenue and sixty (60) feet northerly of the intersection of the easterly line of Central Avenue and northerly line of Walnut Street; thence northerly along the easterly line of Central Avenue, a distance of fifty-eight (58) feet to an iron pin set in the ground; thence, easterly and at right angles to Central Avenue a distance of one hundred twenty (120) feet to an iron pin set in the ground; thence, southerly and at right angles to last described line, a distance of fifty-eight (58) feet to an iron pin in the ground; thence, westerly at right angles, a distance of one hundred twenty (120) feet to the point begun at.

This conveyance is subject to the following restrictions, which are to run with the land, to wit:

No building other than a private dwelling house for not over two-family occupancy, together with a private garage for use by occupants of house, shall be erected upon said premises. No part of any building shall be placed nearer than twenty five (25) feet from the line of the street that the dwelling faces, provided however, that porticoes projecting not over three feet, steps and windows are to be allowed on said reserved space.

No doubledecker porches may be built on any house. Said dwelling house and garage shall cost not less than seventy five hundred (\$7,500.00) dollars. The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot have less than fifty (50) feet frontage on the street.

Meaning and intending to convey the same premises conveyed to the grantor herein and Susan M. Smith by deed of Ingeborg Bourgein dated January 16, 1985 and recorded in Kennebec County Registry of Deeds in Book 2765, Page 156. Reference is made to an Abstract of Divorce Decree between the grantor and Susan M. Smith dated August 21, 1985 and recorded in Kennebec County Registry of Deeds in Book 2844, Page 170 in which grantor, as plaintiff, was granted full interest in the above described property.

**To have and to hold**

the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **Tedd C. Fisher**

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as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

**And**

I do **warrant** with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid;

and that I and my heirs shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof,**

the said **Terry A. Smith**

**and**

~~husband/wife of the said~~

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set my hand and seal this 15th day of the month of April, A.D. 19 88

**Signed, Sealed and Delivered  
in presence of**

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.....  
.....  
.....  
.....  
.....

.....  
Terry A. Smith



L-7475

**State of Maine, County of** Kennebec

**ss.**

April 15

, 19 88

Then personally appeared the above named

Terry A. Smith

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

.....

My commission expires 5/25/92

Notary Public  
Attorney at Law

RECEIVED KENNEBEC SS.

1988 APR 19 AM 10:34

Printed Name, .....Beatrice Dostie.....

ATTEST: *[Signature]*  
REGISTER OF DEEDS